

BOOK TO: GRANTEE

MAY 14 1985

BOOK 1279 PAGE 635

BOOK 1263 PAGE 635

BOOK 53 PAGE 691

MAILED 11/30 1984

PURCHASE MONEY
DEED OF TRUST

This form is used in connection with deeds of trust insured under the one-to-four-family provisions of the National Housing Act.

"WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS"

THIS DEED, made this Twenty-First day of November, 1984 by and between

Anthony E. Olsen AND Ginnette R. Olsen
party of the first part and Robert J. Becker and T. Mark Stamm, Trustee,
as hereinafter set forth, party of the second part:

WHEREAS, the party of the first part is justly indebted unto

GUARANTY MORTGAGE CORPORATION

, a corporation organized and existing

under the laws of MARYLAND

FORTY FIVE THOUSAND FOUR HUNDRED & 00/100

, in the principal sum of
Dollars (\$ 45,400.00)

with interest from date at the rate of TWELVE AND THREE-QUARTERS per centum (12.750 %)

per annum on the unpaid balance until paid, for which amount the said party has signed and delivered a certain promissory note bearing even date herewith and payable in monthly installments of "ACCORDING TO SCHEDULE "A", ATTACHED HERETO AND MADE A PART HEREOF" Dollars (\$ XXXXXXXXXXXXXXXX).

commencing on the first day of January, 1985, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of December 2014.

AND WHEREAS, the party of the first part desires to secure the prompt payment of said debt, and interest thereon, when and as the same shall become due and payable, and all costs and expenses incurred in respect thereto, including reasonable counsel fees incurred or paid by the said party of the second part or substituted Trustee, or by any person hereby secured, on account of any litigation at law or in equity which may arise in respect to this trust or the property hereinafter mentioned, and of all money which may be advanced as provided herein, with interest on all such costs and advances from the date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that the party of the first part, in consideration of the premises, and of one dollar, lawful money of the United States of America, to

Parties of the First Part in hand paid by the party of the second part, the receipt of which, before the sealing and delivery of these presents, is hereby acknowledged, has granted and conveyed, and does hereby grant and convey unto the party of the second part, as Trustee, its successors and assigns, the following-described land and premises, situated in the County of XXXXXXXXXXXXXXXX and State of Maryland, known and distinguished as County of Frederick

All that condominium unit situate in Frederick County, in the State of Maryland, and being more particularly described in Exhibit B attached hereto and made a part hereof.

This Deed Of Trust is being re-recorded to include Exhibit B containing legal description.

RECD FEE 33.00
RECD FEE .50
MORGAG 4407 #
#03391 C123 R01 T11:07
F04/30/85

"and being the same property acquired by grantors herein by Deed recorded immediately prior hereto among the Land Records in aforesaid County."

This is to certify that this instrument has been prepared by or under the supervision of Guaranty Mortgage Corporation, the secured party

"DEFERRED INTEREST IS ADDED TO THE PRINCIPAL BALANCE MONTHLY AND MAY INCREASE THE PRINCIPAL BALANCE TO NOT MORE THAN \$ 49,355.20 ."

together with all the improvements in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the party of the first part, of, in, to, or out of the said land and premises.

By the execution of this instrument, Mortgagors, Grantors or parties of the first part (whichever applies) certify and acknowledge that prior thereto they have received both a fully executed agreement as to the contractual rate of interest and a loan disclosure statement in connection with the loan secured hereby both as required by Article 49 of the Annotated Code of Maryland.

TO HAVE AND TO HOLD the said property and improvements unto the party of the second part, its successors and assigns Fee Simple

Improvements thereon included but not limited to Range/Oven, Refrigerator, Dishwasher, Disposal

RECD FEE 29.00
RECD FEE .50
MORGAG 13656
#25140 C455 R01 T14:02

IN AND UPON THE TRUSTS, NEVERTHELESS, hereinafter declared; that is to say: IN TRUST to permit said party of the first part, or assigns, to use and occupy the said described land and premises, and the rents, issues, and profits thereof, to take, have, and apply to and for the sole use and benefit, until default be made in the payment of any manner of indebtedness hereby secured or in the performance of any of the covenants as hereinafter provided.

AND upon the full payment of all of said note and the interest thereon, and all moneys advanced or expended as herein provided, and all other proper costs, charges, commissions, half-commissions, and expenses, at any time before the sale hereinafter provided for to release and reconvey the said described premises unto the said party of the first part or assigns, at cost. Prior to the execution and delivery of any partial or complete release, each trustee shall be entitled to charge and receive a fee of \$5.00, plus 50 cents for Notary's fee, for each release. The right to charge and receive said fee shall be limited to two Trustees.

Replaces Form FHA-2127M, which may be used until Supply is exhausted

STATE OF MARYLAND
HUD-92127M (10-79)

JUL 23 3 36 PM '86
CHARLES C. KELLER, CLERK

F11/30/84